

# UNOFFICIAL COPY

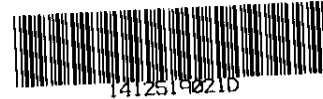
## DEED IN TRUST

### MAIL TO:

LAW OFFICES OF JOHN PAPADIA, LTD.  
8501 West Higgins Suite #440  
Chicago, Illinois 60631

### NAME & ADDRESS OF TAXPAYER:

Franco Colella and Rosa Colella  
752 North 10<sup>th</sup> Avenue  
Addison, IL 60101



Doc#: 1412519021 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/05/2014 10:09 AM Pg: 1 of 3

(Reserved for Recorders Use Only)

**THE GRANTOR(S), FRANCO COLELLA, ROSA COLELLA, HIS WIFE AND MARIA COLELLA, N/K/A MARIA COLELLA NOCITA, A MARRIED WOMAN OF ADDISON, COUNTY OF DUPAGE, AND STATE OF ILLINOIS, IN CONSIDERATION OF THE SUM OF TEN DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to:**

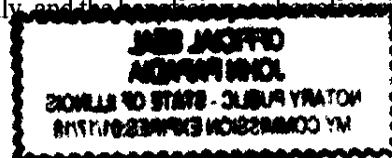
**An Undivided One-Half (½) Interest to, FRANCO COLELLA, as Trustee under the Provisions of the FRANCO COLELLA DECLARATION OF TRUST DATED FEBRUARY 7, 2014 and an Undivided One-Half (½) Interest to ROSA COLELLA, as Trustee under the provisions of the ROSA COLELLA DECLARATION OF TRUST DATED FEBRUARY 7, 2014 UNTO all and every successor or successors in trust under said declaration of trust,**

Permanent Index Number (PIN): 06-25-203-002-0000  
Address(es) of Real Estate: 1360 Yorkshire Drive, Lot 6  
Streamwood, IL 60107

-Subject to covenants, conditions, easements, restrictions of record and general real estate taxes for the year 2013 and subsequent years.

**TO HAVE AND TO HOLD** said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following reasons:

- The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any term, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
- Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been compiled with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instruments dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
- The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiaries or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.



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All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of ILLINOIS in such case made and provided.

The Grantor(s) hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution otherwise.

DATED this 7 day of FEBRUARY, 2014

Franco Colella (SEAL)  
Franco Colella

Rosa Colella (SEAL)  
Rosa Colella

Maria Colella Nocita (SEAL)  
Maria Colella Nocita

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and said County, in the State aforesaid, DO HEREBY CERTIFY that, **FRANCO COLELLA, ROSA COLELLA, HIS WIFE AND MARIA COLELLA, N/K/A MARIA COLELLA NOCITA, A MARRIED WOMAN**, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this February 7, 2014

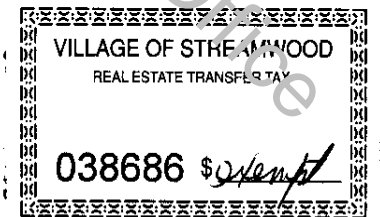
My Commission expires \_\_\_\_\_

NOTARY PUBLIC

### LEGAL DESCRIPTION

**LOT 9 IN STREAMWOOD BUSINESS CENTER SUBDIVISION, PHASE 1, A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE SOUTH 294.26 FEET) ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 6, 1988 AS DOCUMENT 88409233 IN COOK COUNTY ILLINOIS.**

**EXEMPT UNDER PROVISION OF Paragraph E, Section 4, Real Estate Transfer Tax Act.**



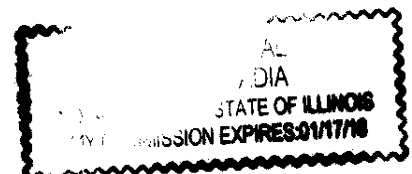
2/7, 2014  
Date

Franco Colella  
Signature

**PREPARED BY:**  
Law Offices of John Papadia, Ltd.  
8501 West Higgins, Suite 440  
Chicago, IL 60631

**SEND SUBSEQUENT TAX BILLS TO:**  
Franco Colella and Rosa Colella  
752 North 10<sup>th</sup> Avenue  
Addison, IL 60101

**THIS IS NOT HOMESTEAD PROPERTY.**



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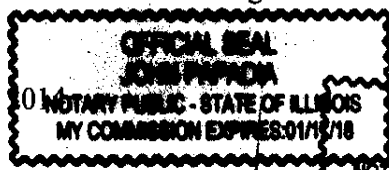
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 2/7/14

Signature: Maria Stella Nocita  
Grantor or Agent

Subscribed and sworn to before me this 7 day of February



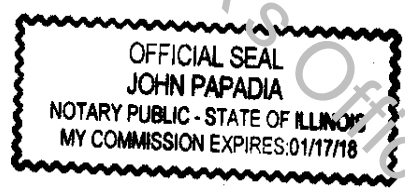
Notary Public \_\_\_\_\_

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 2/7/14

Signature: Maria Stella Nocita  
Grantee or Agent

Subscribed and sworn to before me this 7 day of February, 2014.



Notary Public \_\_\_\_\_

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C Misdemeanor for the first offense and of a Class A Misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4, of the Illinois Real Estate Transfer Tax Act)